

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-118
Date Filed: 10-10-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3144 East Shadowlawn Avenue, N. E.**, be changed from the RL-C (Residential Limited-Commercial) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 61 of the 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 61 of the Seventeenth District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the West side of Shadowlawn three hundred six and nine-tenths (306.9) feet South of Peachtree Road, and running thence South along the West side of Shadowlawn fifty-seven (57) feet to the North line of Lot 39 of plat of Shadowlawn property of Berry H. Collins, made by L.H. Fitzpatrick, C.E., July 1922, said plat recorded in plat book 9, page 38, Fulton County Records; thence West along said line one hundred twenty-five (125) feet; thence North fifty-seven (57) feet; thence East one hundred twenty-five (125) feet to the Point of Beginning, being lot forty (40) of said plat of Shadowlawn, above referred to. According to the present numbering of houses in the City of Atlanta, this property is now known as 3144 East Shadowlawn Avenue.

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